

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode 21 Heritage Avenue, Frankston South

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$ or range between \$750,000 & \$795,000

Median sale price

(*Delete house or unit as applicable)

Median price \$848,000 *House x *Unit Suburb Frankston South

Period - From 1st Feb 18 to 12th Feb 18 Source www.domain.com.au

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
57 Settlers Way, Frankston South	\$777,500	15 Mar 2018
39 Casurina Dve, Frankston South	\$830,000	12 Mar 2018
12 Sarah Place, Frankston South	\$800,000	24 Jan 2018